

Chambers

Estate Agents



Erw Wen, Rhiwbina, Cardiff, South Glamorgan, CF14 6JW
Guide Price £425,000



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A traditional three-bedroom mid-terrace home in a quiet Rhiwbina cul-de-sac, offering accommodation over three floors, including a living room, open-plan kitchen/dining/family room, family bathroom and shower room. With off-road parking, enclosed garden and detached garage with utility area, close to local amenities, schools and transport links.



3 Bedrooms



2 Bathrooms



2 Receptions





Arranged over three floors, this well-presented home offers generous and versatile accommodation ideally suited to modern family living. The ground floor opens via a storm porch into a welcoming entrance hall, and a comfortable living room positioned to the front. To the rear, the property opens into an impressive open-plan kitchen, dining and family room, creating a superb social space with direct connection to the garden.

The first floor provides three bedrooms and a family bathroom, while the second-floor benefits from an additional shower room, offering excellent flexibility for families, guests or those requiring further practical space.

Externally, the property enjoys off-road parking, an enclosed rear garden and a detached garage with utility area. Further benefits include gas central heating and UPVC double glazing.

Erw Wen is a peaceful cul-de-sac setting within Rhiwbina, one of Cardiff's most desirable suburbs, well regarded for its village atmosphere, local amenities, schools and public transport links. Families are well served locally, with Rhiwbeina Primary School and Llanishen Fach Primary School nearby. In its 2023 Estyn inspection report, Rhiwbeina Primary School was described as "a vibrant school" where nearly all pupils make strong progress from their individual starting points. Llanishen Fach Primary School was also recognised by Estyn in 2023 for its strong and effective leadership, innovative curriculum and beneficial learning experiences, with most pupils making strong progress.

Tenure: Freehold (TBC)

EPC: B

Council Tax Band: E

Total area (approx.): 1268 sq ft



GROUND FLOOR

DINING AREA
9'11" x 10'9"

KITCHEN
7'7" x 19'11"

FAMILY ROOM
10'10" x 12'6"

LIVING ROOM
11'4" x 12'1"

ENTRY
5'8" x 12'6"

FIRST FLOOR

BEDROOM
9'7" x 10'10"

BATHROOM
5'11" x 6'10"

HALL
3'7" x 7'0"

PRIMARY BEDROOM
16'0" x 14'6"

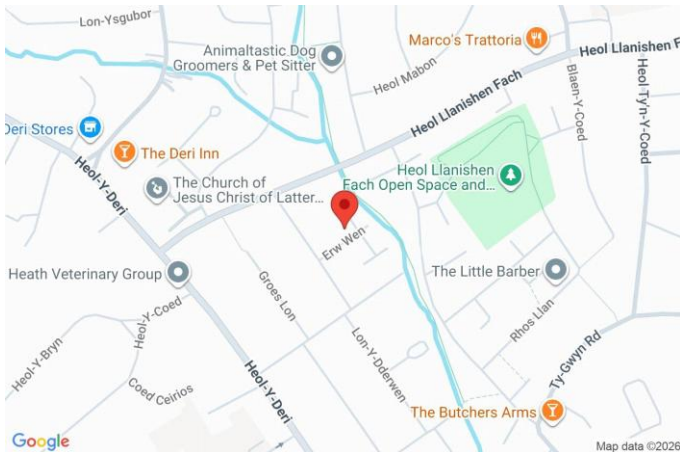
SECOND FLOOR

BEDROOM
15'7" x 17'2"

BATHROOM
5'11" x 5'11"

HALL
3'2" x 4'6"

GROSS INTERNAL AREA
TOTAL: 1,268 sq ft
GROUND FLOOR: 597 sq ft, FIRST FLOOR: 390 sq ft, SECOND FLOOR: 281 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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